CITY OF FRISCO

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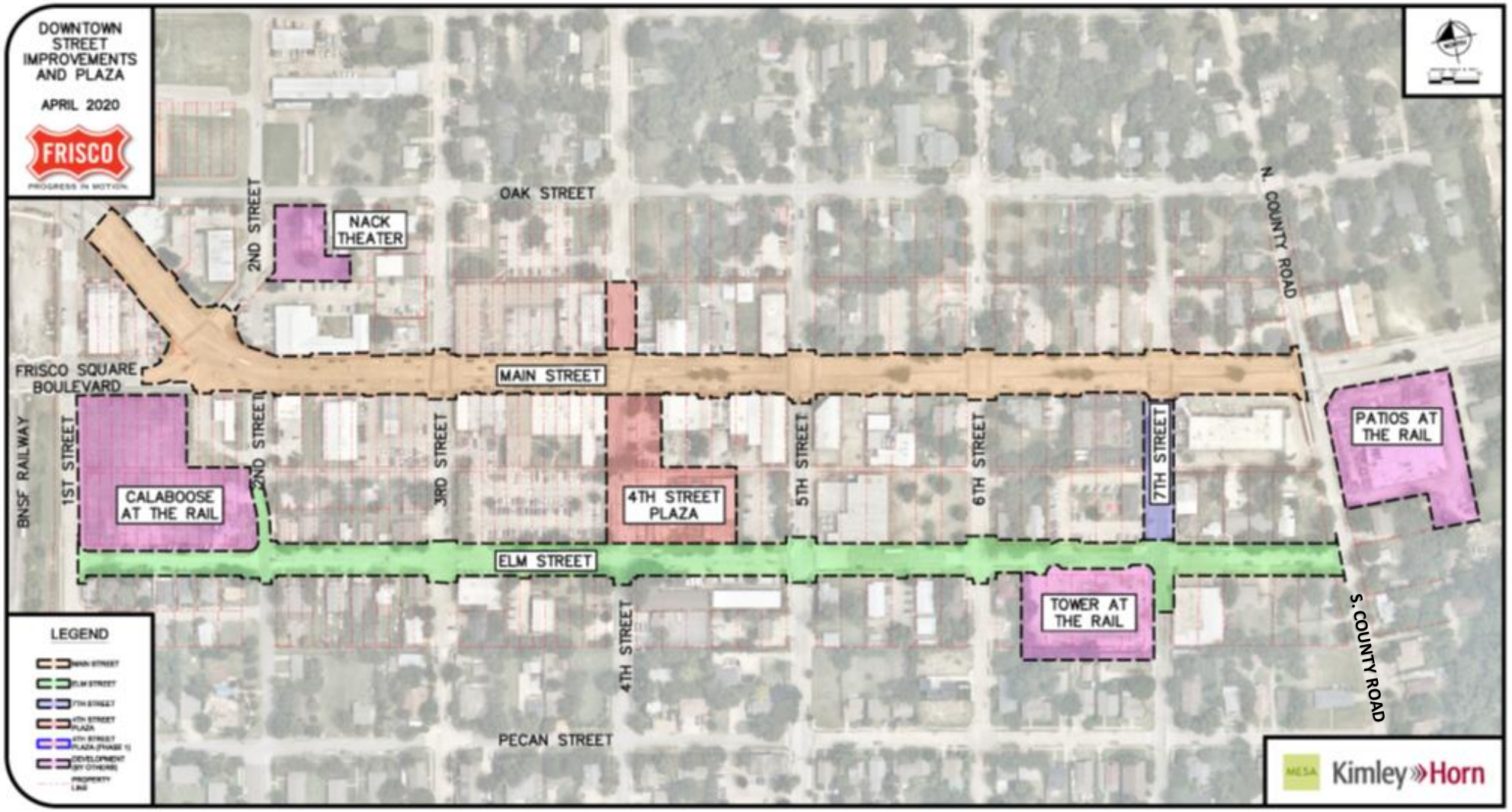
Downtown Street Improvements
April/May 2020

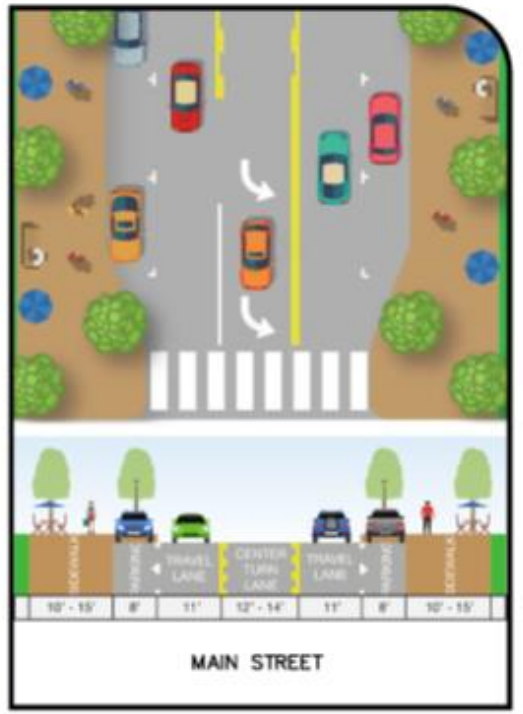
MESA Kimley»Horn

Overview

- *January 2020: Stakeholder Meetings*
- *February 18, 2020: City Council Work Session*
- April/May 2020: Stakeholder Meetings (virtual)
- May/June 2020: City Council Work Session
- Q3 2020 – Q4 2020: Develop Construction Plans
- Q1 2021: Construction Begins (tentative)

Overview Exhibit



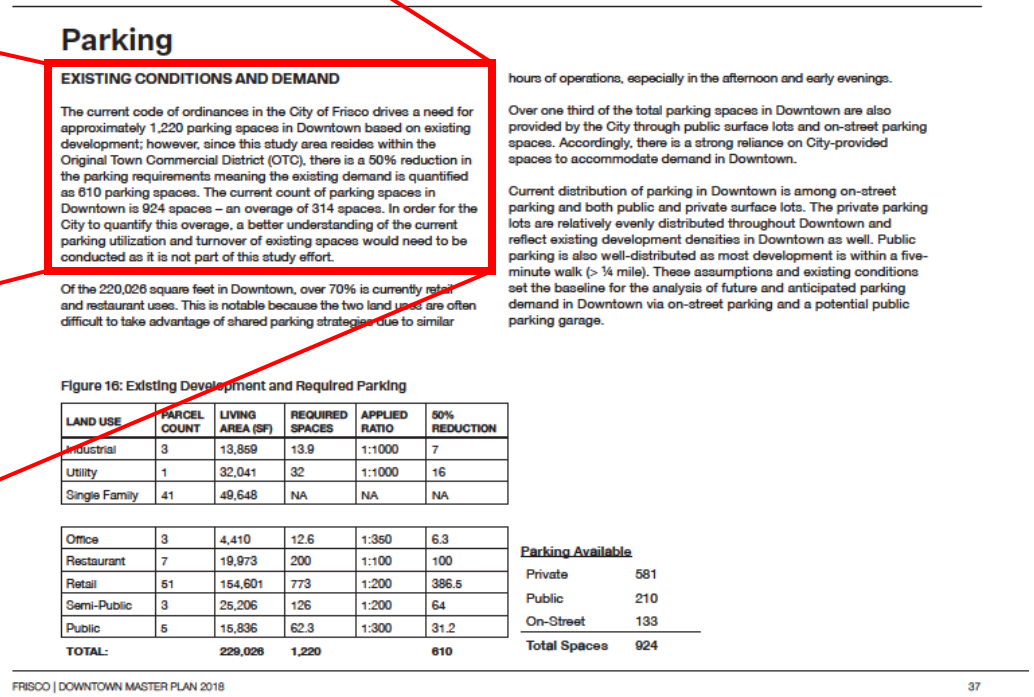


Parking Study – Downtown Master Plan

EXISTING CONDITIONS AND DEMAND

The current code of ordinances in the City of Frisco drives a need for approximately 1,220 parking spaces in Downtown based on existing development; however, since this study area resides within the Original Town Commercial District (OTC), there is a 50% reduction in the parking requirements meaning the **existing demand is quantified as 610 parking spaces. The current count of parking spaces in Downtown is 924 spaces – an overage of 314 spaces**. In order for the City to quantify this overage, a better understanding of the current parking utilization and turnover of existing spaces would need to be conducted as it is not part of this study effort.

Source: Downtown Master Plan, Frisco Texas, October 2018



Parking

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Of the 220,026 square feet in Downtown, over 70% is currently retail and restaurant uses. This is notable because the two land uses are often difficult to take advantage of shared parking strategies due to similar hours of operations, especially in the afternoon and early evenings.

Over one third of the total parking spaces in Downtown are also provided by the City through public surface lots and on-street parking spaces. Accordingly, there is a strong reliance on City-provided spaces to accommodate demand in Downtown.

Current distribution of parking in Downtown is among on-street parking and both public and private surface lots. The private parking lots are relatively evenly distributed throughout Downtown and reflect existing development densities in Downtown as well. Public parking is also well-distributed as most development is within a five-minute walk (> ¼ mile). These assumptions and existing conditions set the baseline for the analysis of future and anticipated parking demand in Downtown via on-street parking and a potential public parking garage.

Figure 16: Existing Development and Required Parking

LAND USE	PARCEL COUNT	LIVING AREA (SF)	REQUIRED SPACES	APPLIED RATIO	50% REDUCTION
Industrial	3	13,859	13.9	1:1000	7
Utility	1	32,041	32	1:1000	16
Single Family	41	49,648	NA	NA	NA
Office	3	4,410	12.6	1:350	6.3
Restaurant	7	19,973	200	1:100	100
Retail	51	154,601	773	1:200	386.5
Semi-Public	3	25,206	126	1:200	64
Public	5	15,836	62.3	1:300	31.2
TOTAL:		229,026	1,220		610

Parking Available	
Private	581
Public	210
On-Street	133
Total Spaces	924

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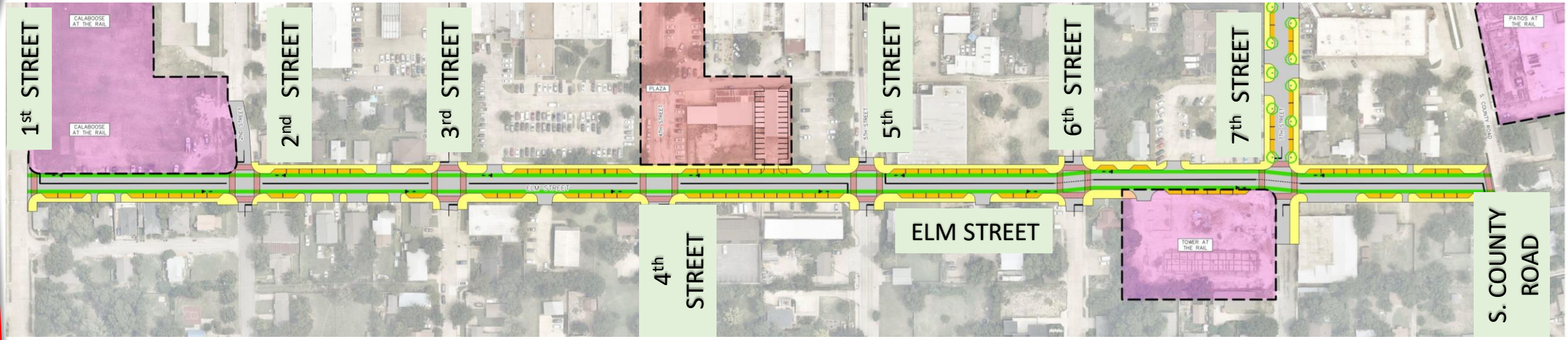
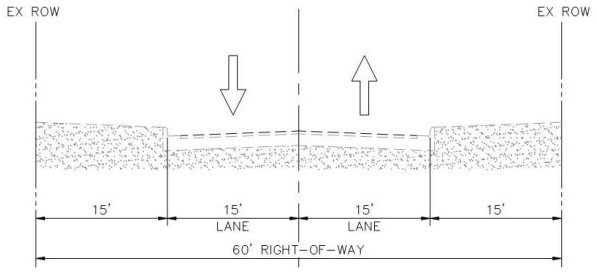
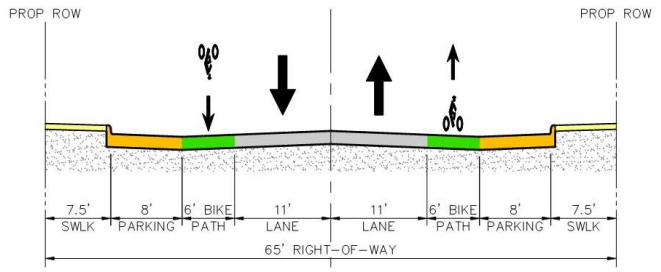
Elm Street

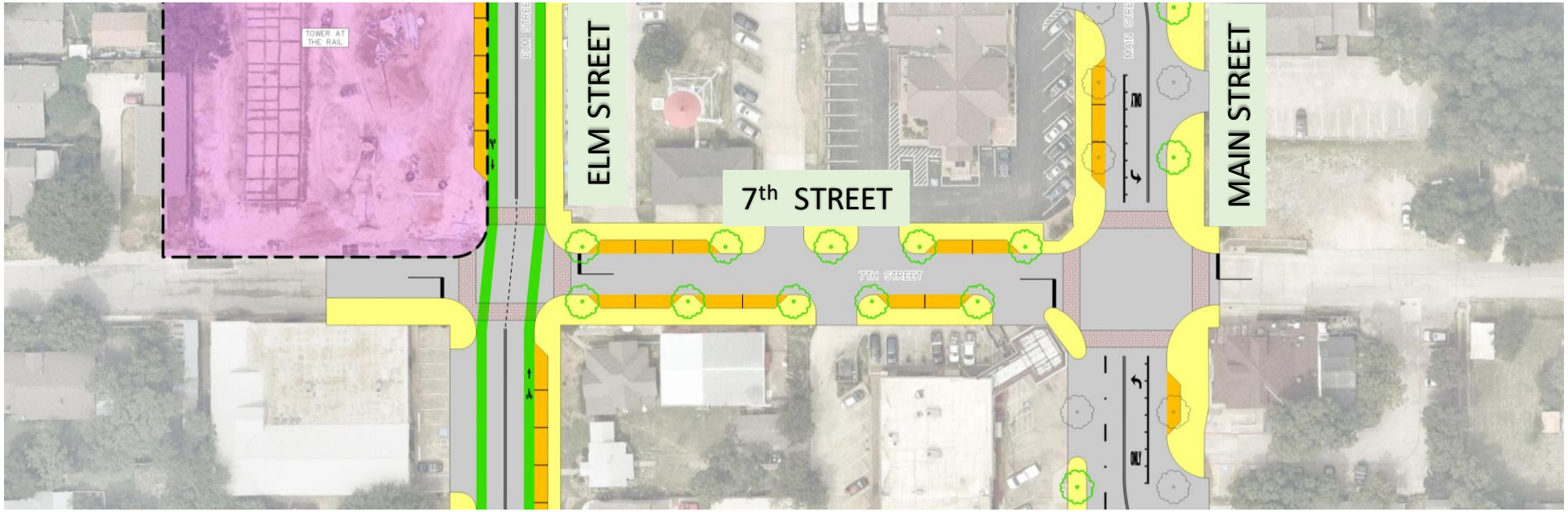


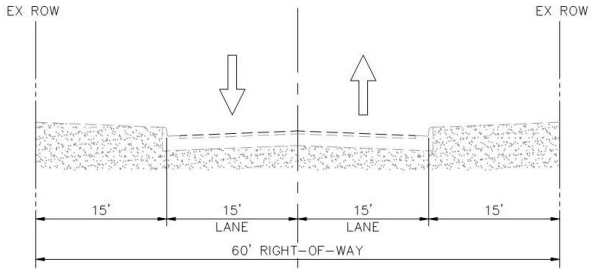


PARKING COUNTS		
EXISTING	PROPOSED	NET GAIN
53	103	+50

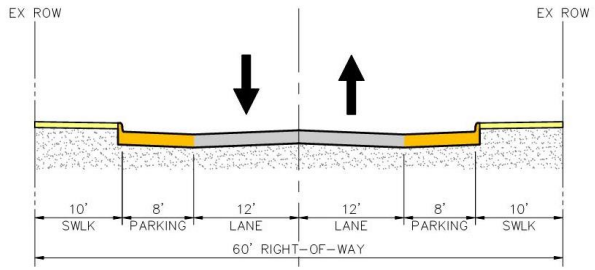


7th Street

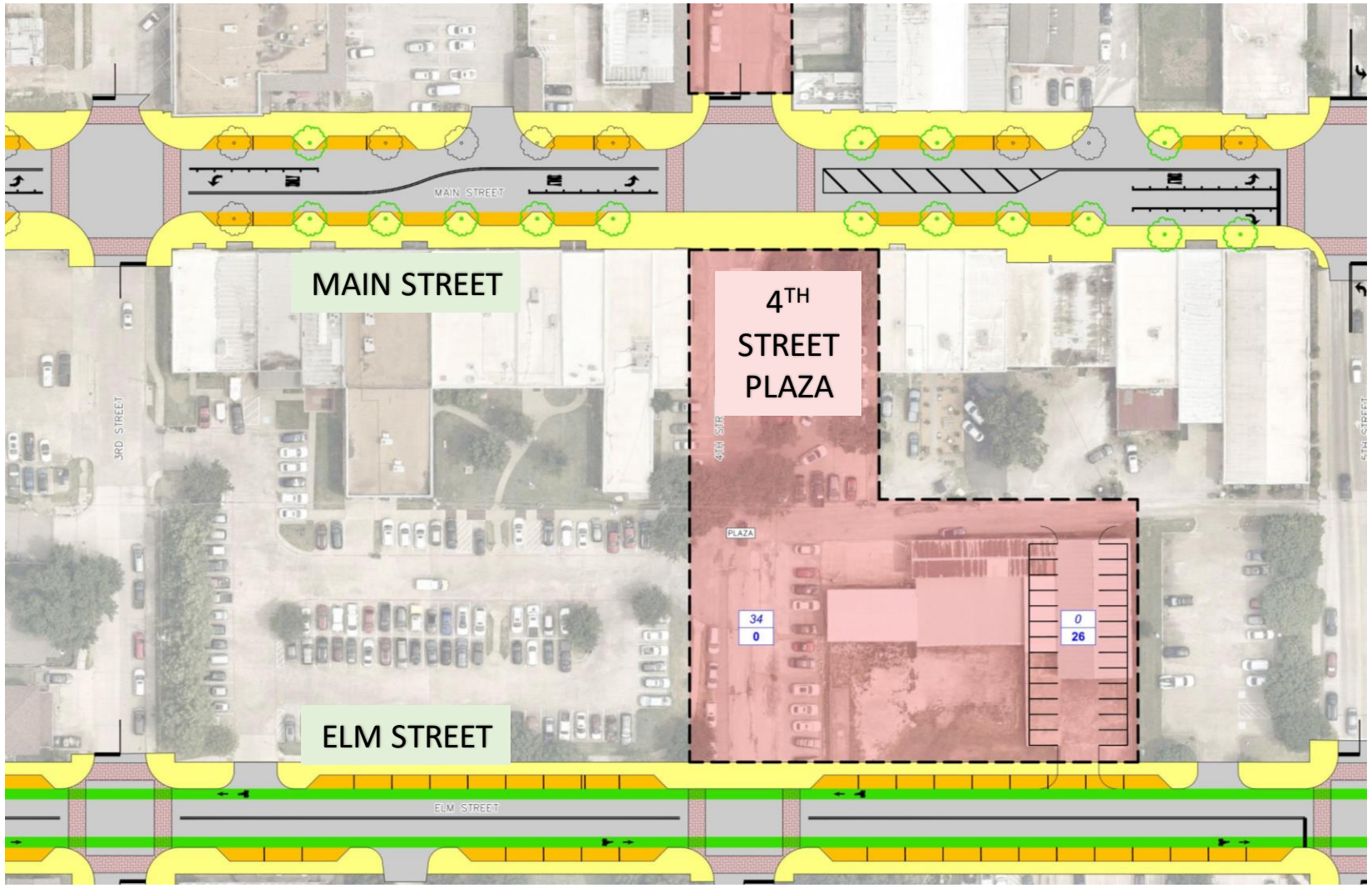




PARKING COUNTS		
EXISTING	PROPOSED	NET LOSS
22	11	-11

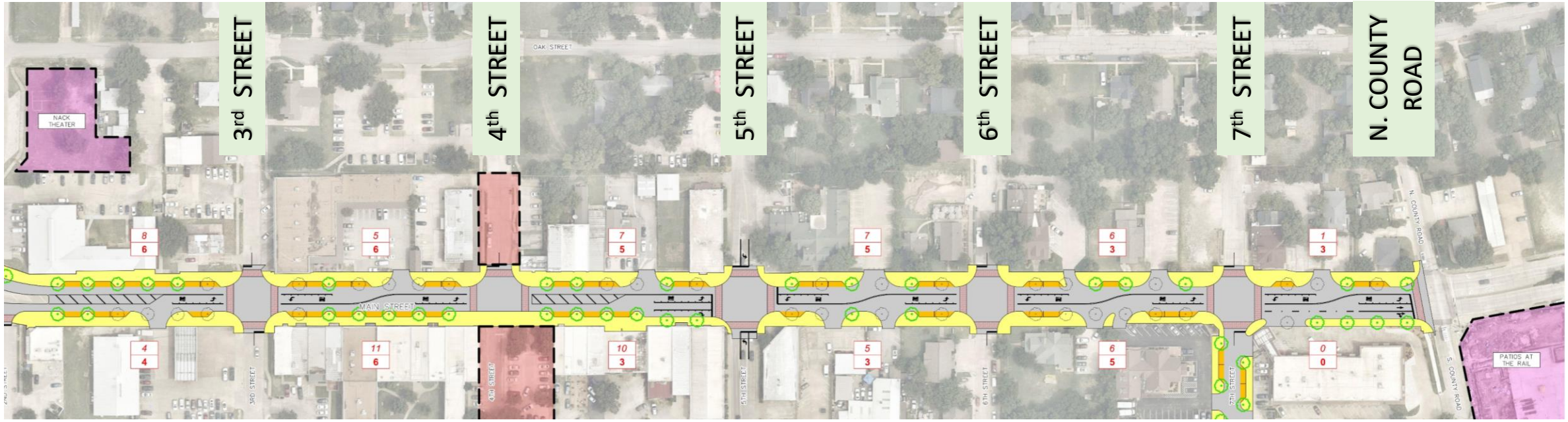


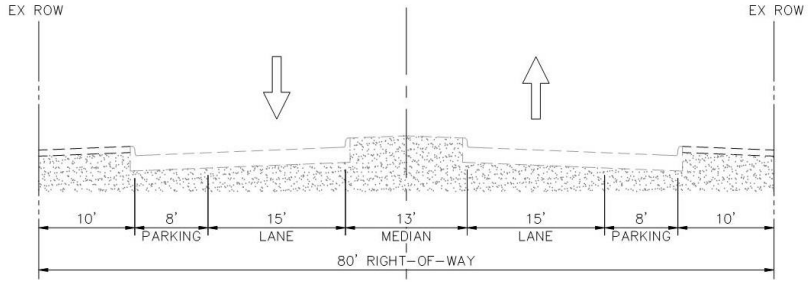
4th Street Plaza

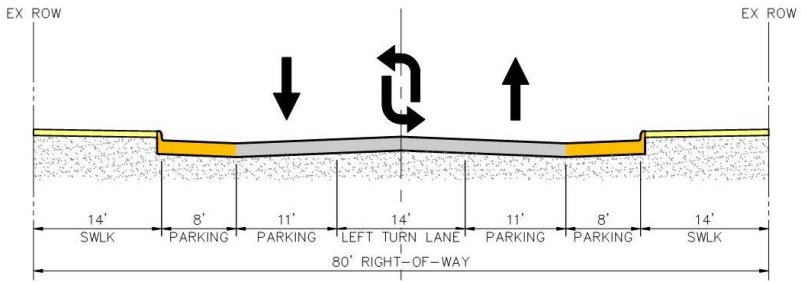


PARKING COUNTS			
EXISTING	PROPOSED	TEMP	NET LOSS
34	0	+26	-8

Main Street


3rd STREET
4th STREET
5th STREET
6th STREET
7th STREET
N. COUNTY ROAD
NACK THEATER
OAK STREET
MAIN STREET
PATIOS AT THE RAIL
8
6
5
6
7
5
7
5
6
3
1
3
4
4
11
6
10
3
5
3
6
5
0
0


EX ROW
EX ROW
10'
8'
PARKING
15'
LANE
13'
MEDIAN
15'
LANE
8'
PARKING
10'
80' RIGHT-OF-WAY


EX ROW
EX ROW
14'
SWLK
8'
PARKING
11'
PARKING
14'
LEFT TURN LANE
11'
PARKING
8'
PARKING
14'
SWLK
80' RIGHT-OF-WAY

Main Street – Scenario 1 (Maximizes On-Street Parking)

PARKING COUNTS		
EXISTING	PROPOSED	NET LOSS
75	49	-26

Main Street – Scenario 2 (Maximizes Walkability and Trees)

PARKING COUNTS		
EXISTING	PROPOSED	NET LOSS
75	0	-75

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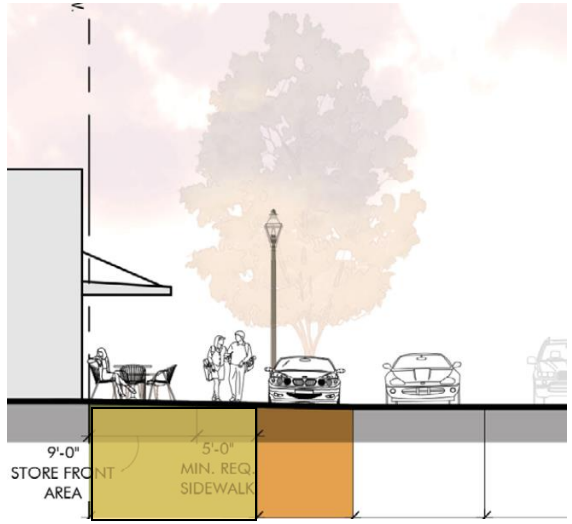
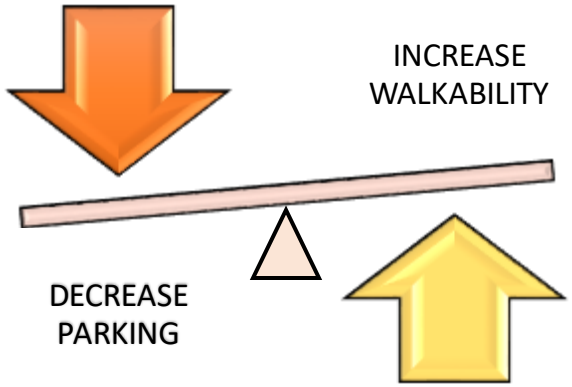
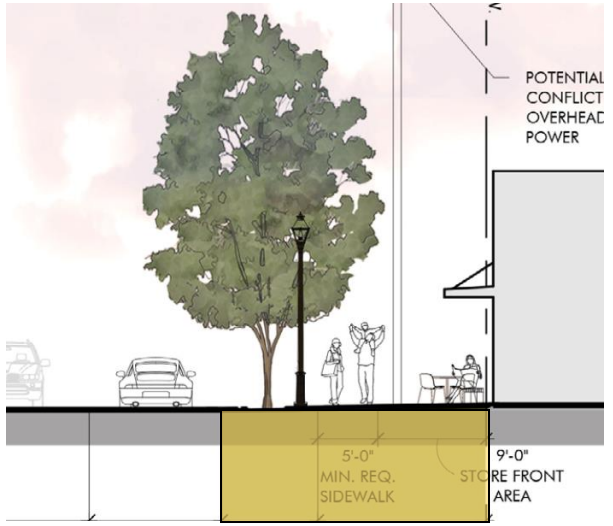
Parking Summary







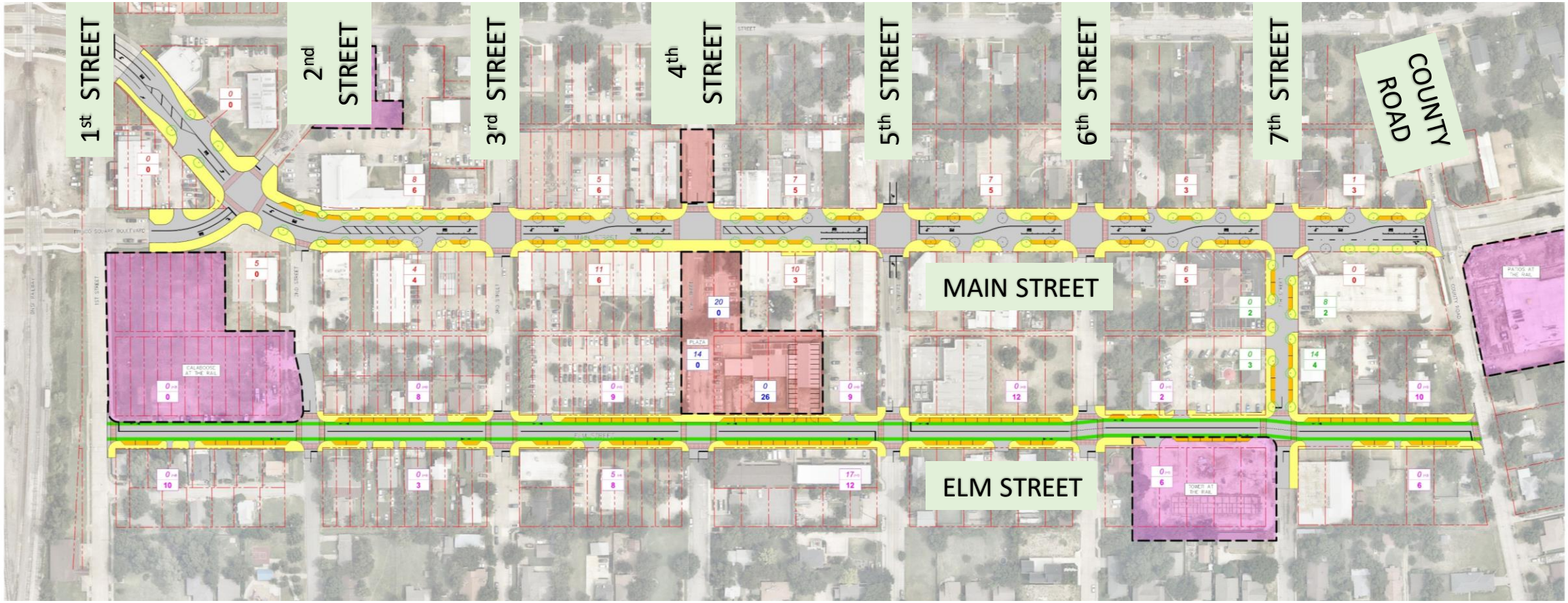
Maximizes On-Street Parking				
	Existing	Proposed	Temp	Net Gain
Total	**184**	**189**	**26**	**31**

Maximizes Walkability and Trees				
	Existing	Proposed	Temp	Net Loss
Total	**184**	**140**	**26**	**-18**

Next Steps and Feedback

- Presentation, Conceptual Design, and 3D Visualization Video will be posted online.
- For more information and to provide your feedback, please visit www.friscotexas.gov.
- Please provide feedback by May 10, 2020.

Overview Exhibit – Scenario 1



Overview Exhibit – Scenario 2